

THE ASPEN GROUP • THE ASPEN GROUP • THE ASPEN GROUP • THE ASPEN GROUP



PRESENTED BY:

George Yineman, Commercial Realtor

Scott Ritter, Commercial Realtor

701.223.2450 office

Email: george@aspengrouprealestate.com

scott@aspengrouprealestate.com

web: aspengrouprealestate.com

FOR LEASE

107 West Main Ave



Tuscany Square, Suites 200 & 350

Price: \$18.00 PSF Full Service
All Utilities Included

Space Available: Suite 350: 2,783 SF
Suite 200: 3,781 SF

Parking: Abundant Employee Parking
Plus Ample Customer Parking



REAL ESTATE SERVICES

701-223-2450 office

701-223-2322 fax

3712 Lockport Street, Suite C
Bismarck, North Dakota

**Data Information
Tuscany Square
107 West Main**

**Office Suites Available: Suite 350: 2,783 SF = \$4,175.00 Month
 Suite 200: 3,781 SF = \$5,671.50 Month**

Full Service Lease to include:

- **Specials**
- **Grounds Maintenance**
- **Snow Removal**
- **Electricity and Gas**
- **Common Area Janitorial**
- **Heating and Air Conditioning**
- **Water and Sewer**
- **Taxes and Insurance**

Professional Office Suite

Shared Common Entry Corridor

Suite 350 has a Private Entrance

Shared Common Restrooms

Convenient Central Business District (downtown) location

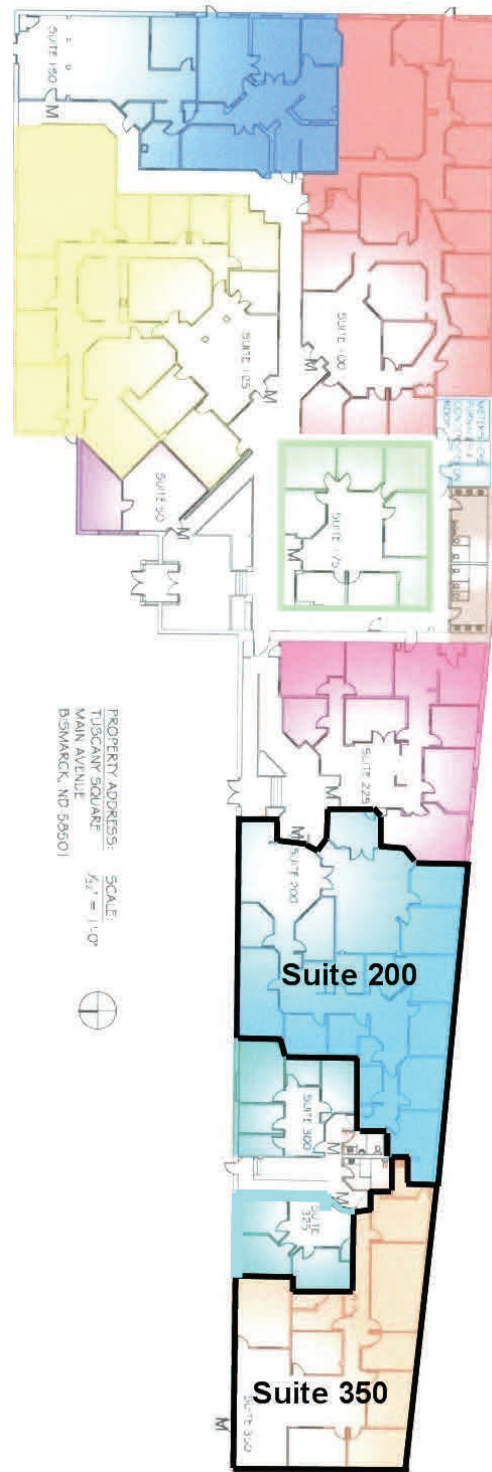
Exterior signage available on the building

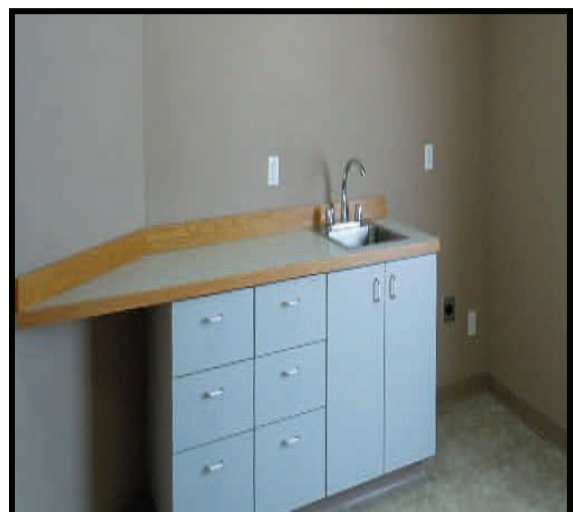
Signage allowed on interior corridor above demised space

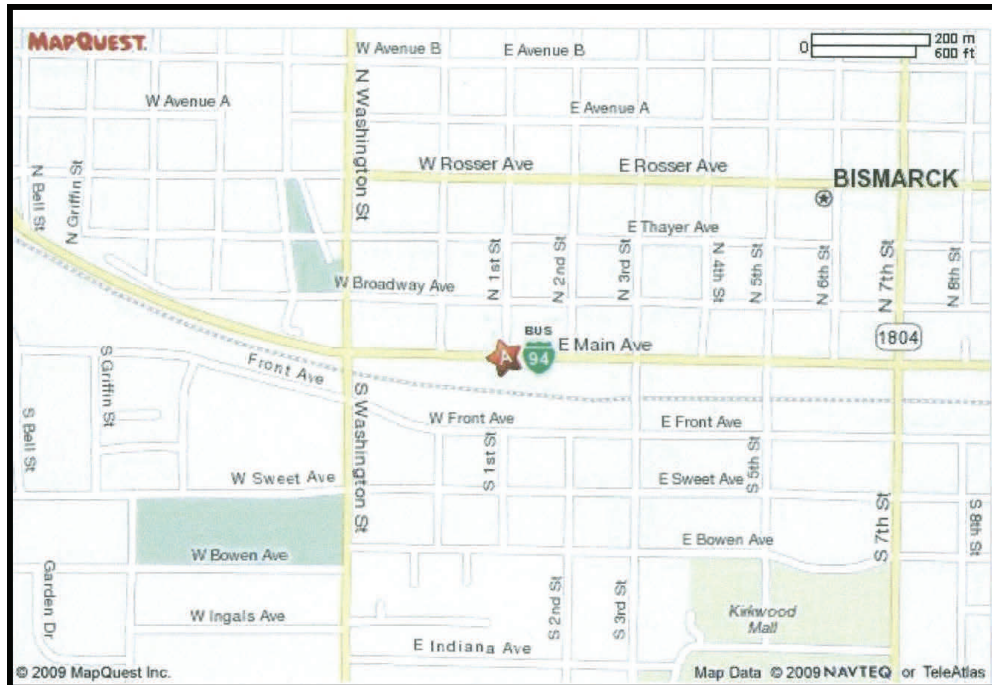
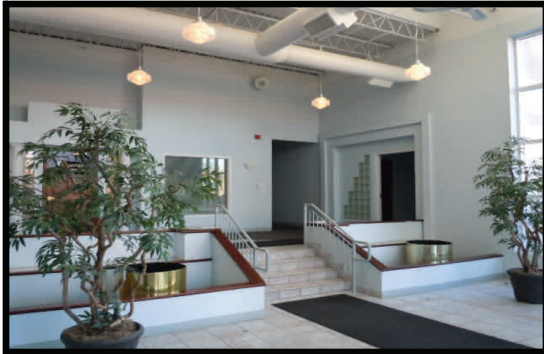


**REAL ESTATE SERVICES
Bismarck, North Dakota**

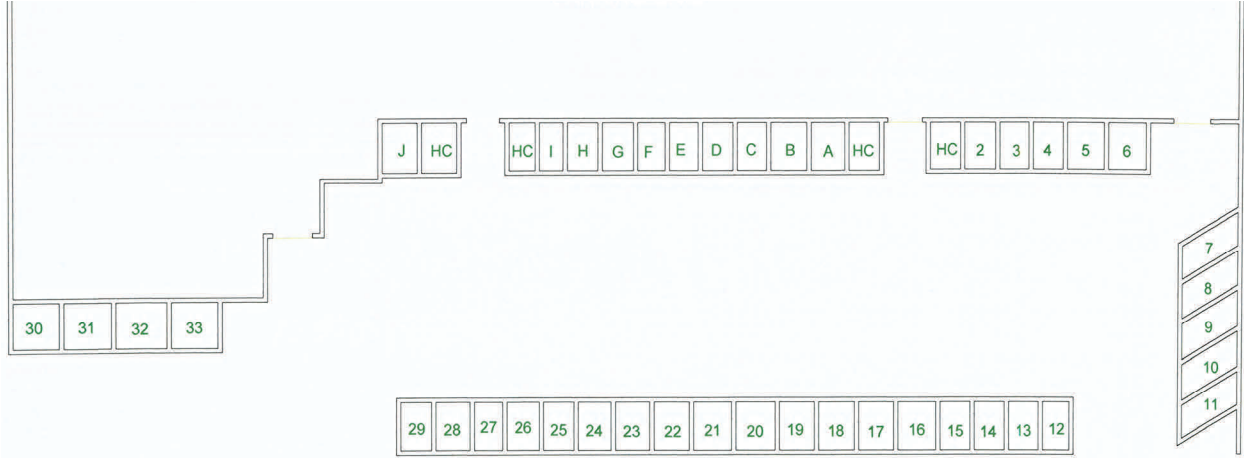
Floor Plan



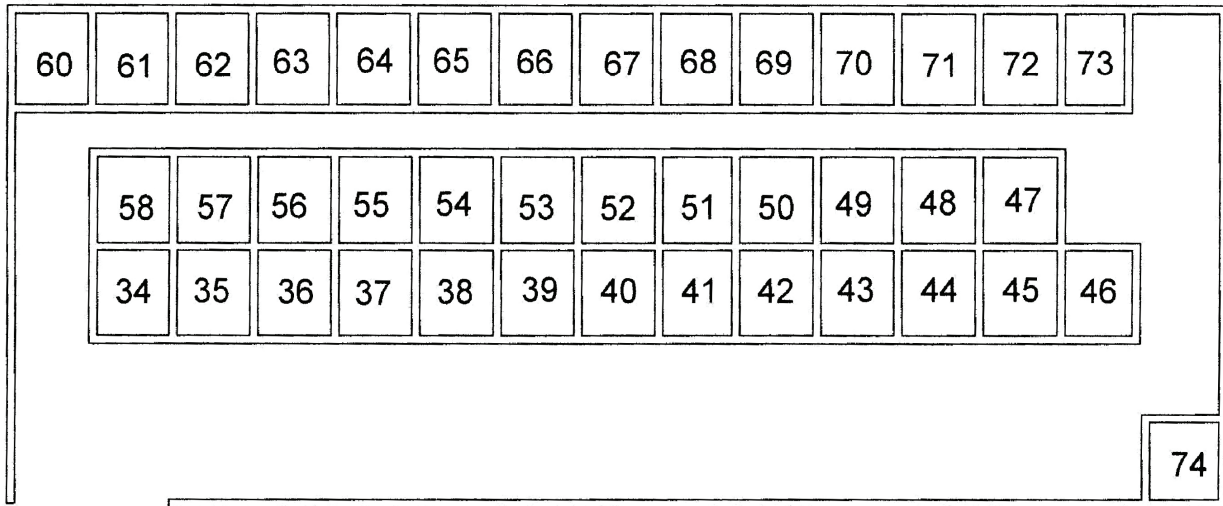




107 West Main Street Tuscany Square Parking Grid



Tuscany Square West Lot



Main Avenue